

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12/48 Kingsville Street Kingsville VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$275,000

&

\$295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Kingsville

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

13/6 Carmichael Street West Footscray VIC 3012	\$290,000	28-Jan-21
6/16 Darling Street Footscray VIC 3011	\$295,000	11-Apr-21
3/294 Nicholson Street Seddon VIC 3011	\$275,511	12-Feb-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 July 2021



**13/6 Carmichael Street West  
Footscray VIC 3012**

1 1 1

Sold Price **\$290,000** Sold Date **28-Jan-21**

Distance **1.24km**



**6/16 Darling Street Footscray VIC  
3011**

1 1 1

Sold Price **\$295,000** Sold Date **11-Apr-21**

Distance **1.53km**



**3/294 Nicholson Street Seddon VIC  
3011**

1 1 1

Sold Price **\$275,511** Sold Date **12-Feb-21**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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